



HQ Master Plan

Fishers Quarry at Riverview Gateway Subarea



April 4, 2022

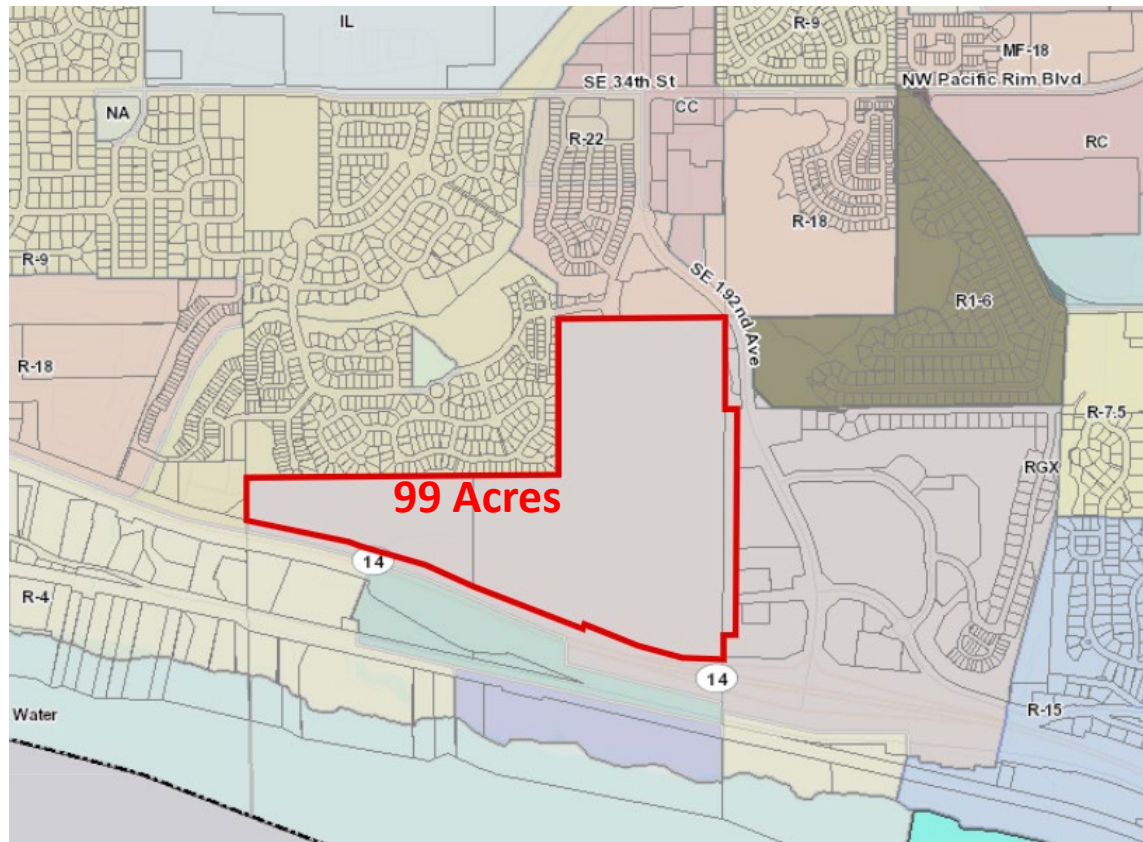
Vancouver City Council Workshop

Keith Jones, Senior Planner

Presentation Purpose

- Provide Overview of Riverview Gateway Subarea Plan and Plan District Requirements
- Provide Overview of HQ Master Plan Proposal
- Provide Overview of Approval Process
- Applicant presentation
- Questions, discussion and feedback

Site Location



Riverview Gateway Subarea Plan



Riverview Gateway Subarea Plan

CITY OF VANCOUVER

Riverview Gateway Subarea Plan



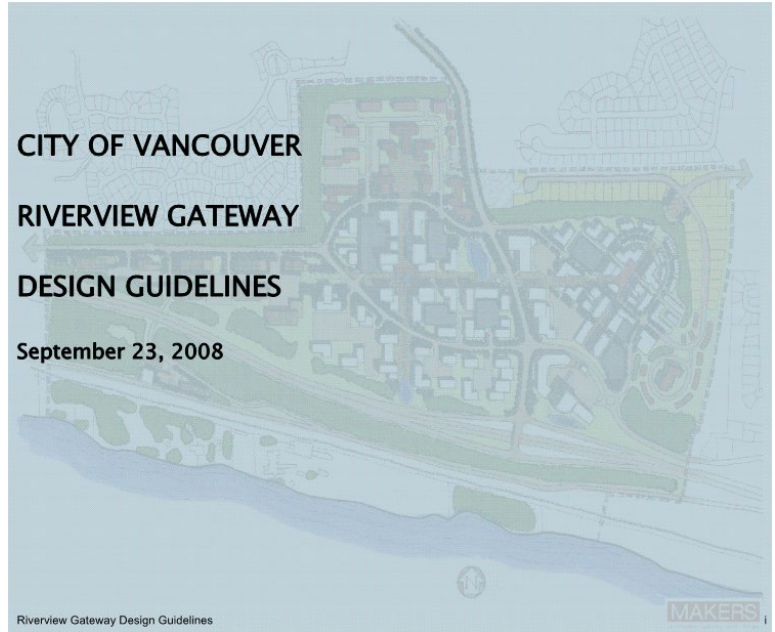
February 2, 2009



CITY OF VANCOUVER RIVERVIEW GATEWAY DESIGN GUIDELINES

September 23, 2008

Riverview Gateway Design Guidelines



Riverview Gateway Subarea Plan

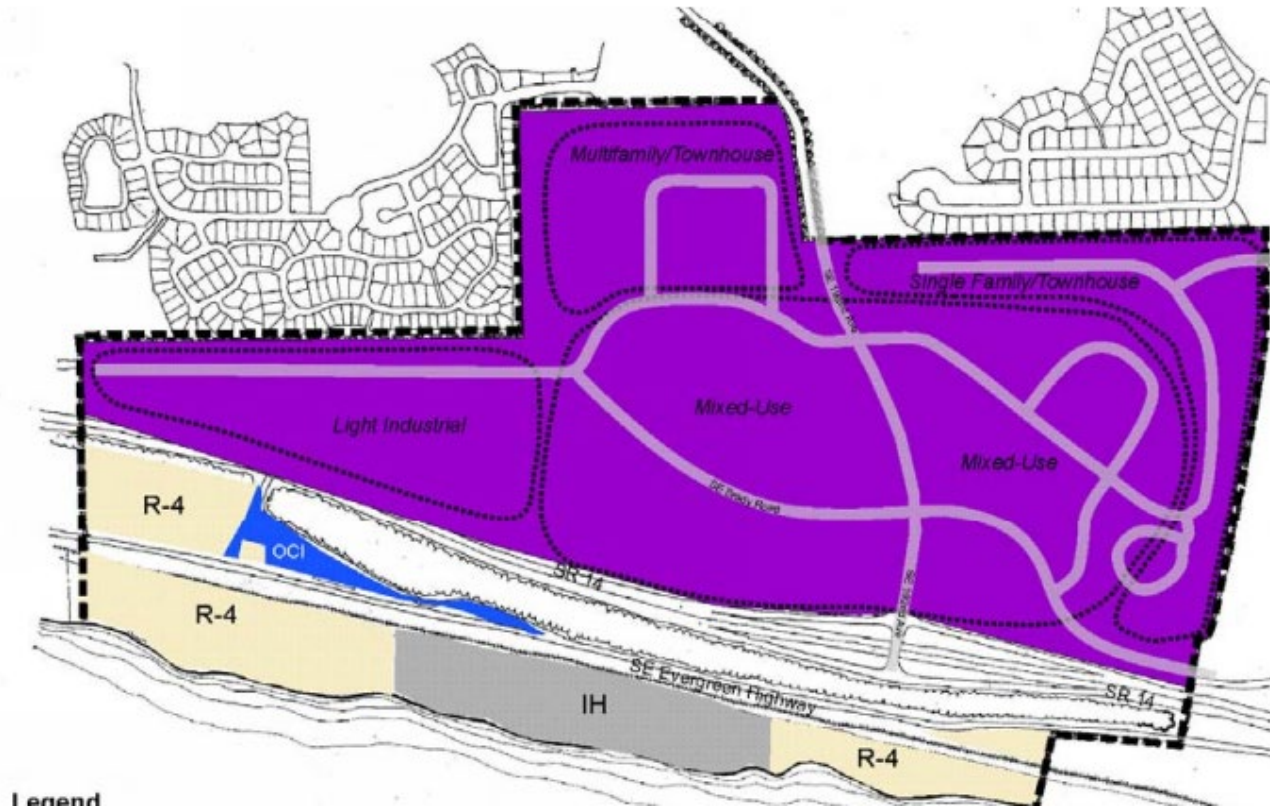
Plan Concepts

- A dynamic mix of urban uses
- Build on river views and quarry topography as a unique site amenity
- Connected network of attractive parks, open spaces, and trails
- Efficient multi-modal circulation system
- Encourage Low Impact Development Techniques (LID)
- Protect the Columbia River Shoreline

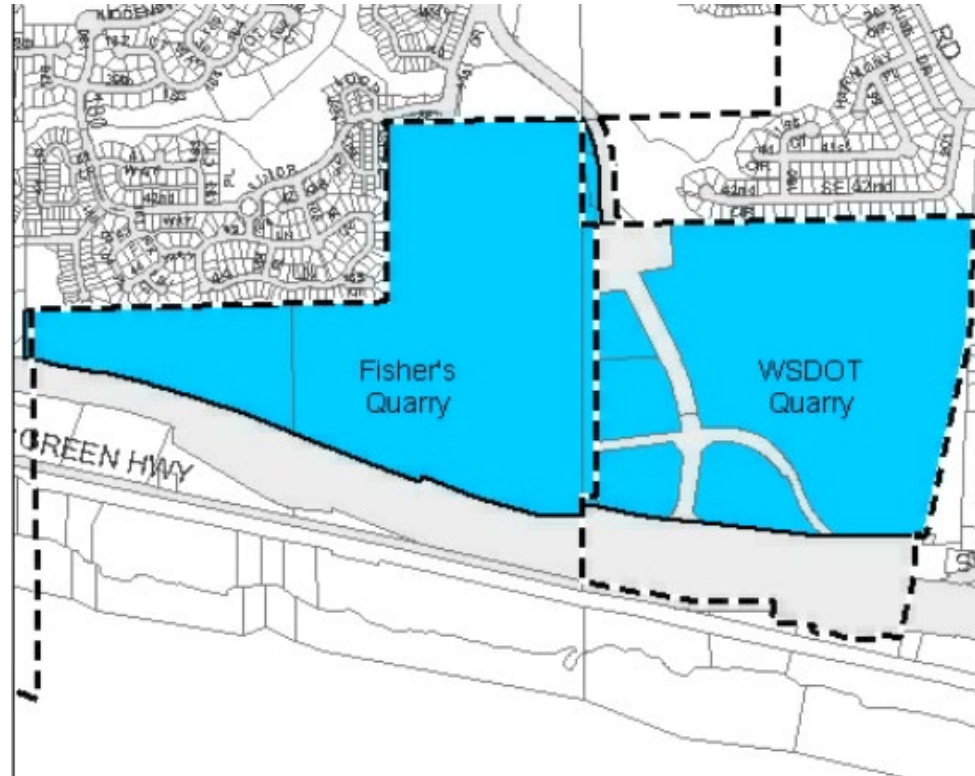
Riverview Gateway Subarea Plan



Riverview Gateway Subarea Plan



Riverview Gateway Plan District (VMC 20.680)



Riverview Gateway Plan District (VMC 20.680)

Land Use Allocation

- a. **Multi-family residential uses - maximum of 40%**
- b. **Non-office Commercial uses - maximum of 35%**
- c. **Office and/or light industrial - minimum of 30%.**
- d. **Parks and usable open space corridors - minimum of 7%**

Riverview Gateway Plan District (VMC 20.680)

Building Requirements

1. *Vertical Mixing*. 10% of all buildings in the Fisher Quarry shall contain a mix of two or more use types.
2. *Floor Area Ratios*. All buildings minimum Floor Area Ratios (FAR) of 0.5 FAR.

Maximum building height of 75 feet.

Riverview Gateway Plan District (VMC 20.680)

Master Plan

1. Master Plan Approval Required (Type IV process)
2. Master Plan Review Criteria
 - Consistent with subarea plan
 - Achieves master plan objectives

HQ Master Plan- Development Overview

Overview of proposed development:

- 99-acre site (65 acres developable)
- 331,934 Square Feet of Office/Light Industrial
- 350,765 Square Feet of Non-Office Commercial (includes 120-room Hotel)
- 1,950 Multifamily Dwelling Units
- 12-Lot Single-Family Residential Subdivision
- 6.5 Acre Park

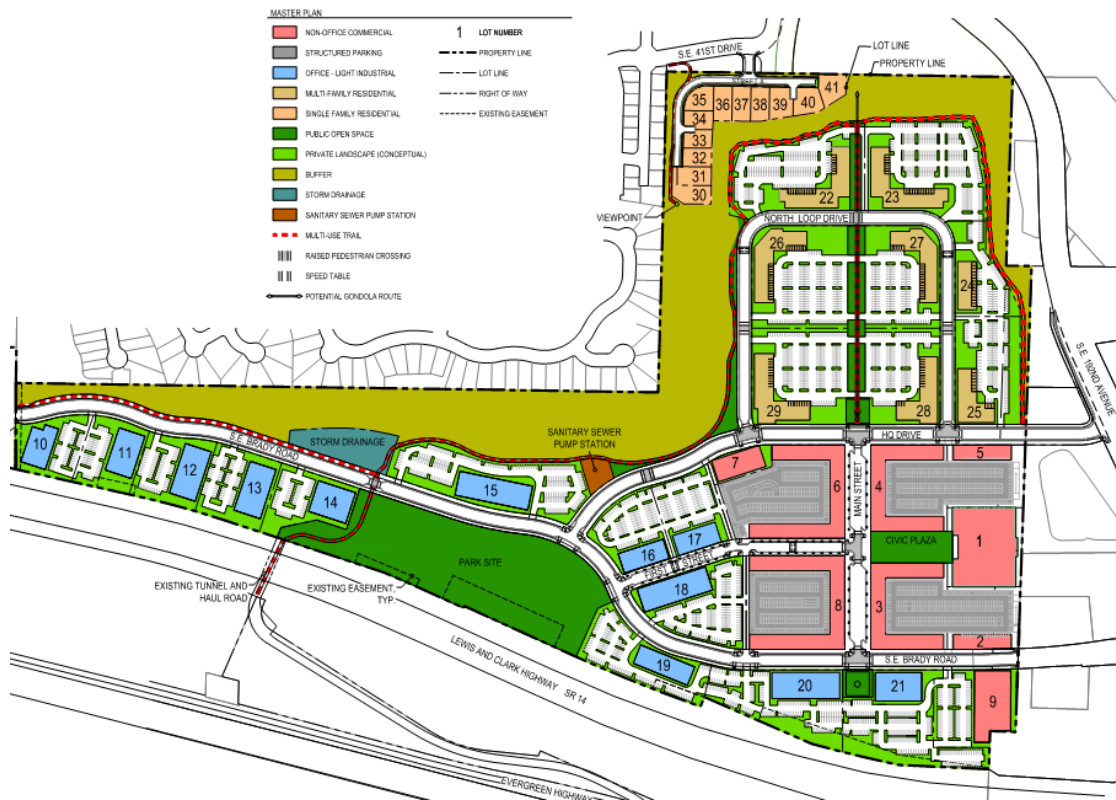
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- **Parks and Usable Open Space (Subarea Plan)**
- 7% of Developable Land Area
 - *Includes:* parks and usable open space
 - *Excludes:* Planned public roads, buffers or regional drainage facilities
- Meets the standards of the Vancouver Comprehensive Parks, Recreation and Natural Areas Plan
- Subarea plan shows 6.3 acres of Parks and Open Space
- Subarea plan shows:
 - 2-3 acre park (north end)
 - 10,000 square foot plaza (central mixed-use area).

HQ Master Plan

MASTER PLAN

- NON-OFFICE COMMERCIAL
- STRUCTURED PARKING
- OFFICE - LIGHT INDUSTRIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE (CONCEPTUAL)
- BUFFER
- STORM DRAINAGE
- SANITARY SEWER PUMP STATION
- MULTI-USE TRAIL
- RAISED PEDESTRIAN CROSSING
- SPEED TABLE
- POTENTIAL GONDOLA ROUTE



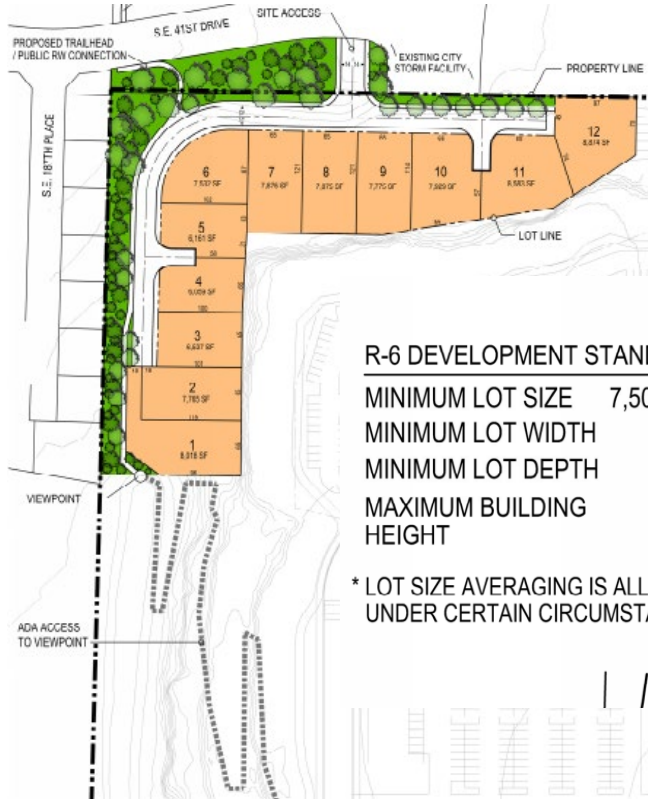
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Parks and Usable Open Space:

- 7% Required
- Proposed 7.98 acres, or 12.14%
- Includes 6.5-acre public park



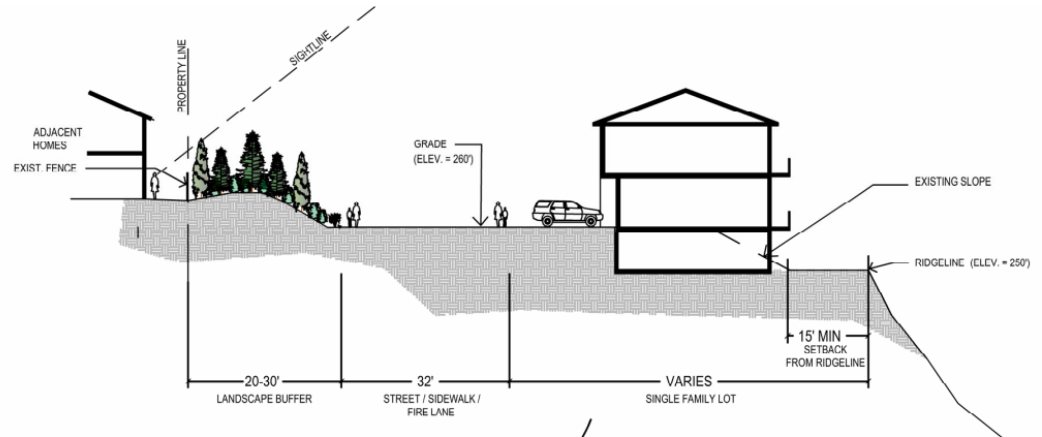
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R-6 DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	7,500 S.F.*
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	90'
MAXIMUM BUILDING HEIGHT	35'

* LOT SIZE AVERAGING IS ALLOWED UNDER CERTAIN CIRCUMSTANCES



Planning Commission Recommendation

1. Within the Design Guidelines, Green Building commitments be strengthened.
2. Development of a mutual letter of intent between the Applicant and C-Tran to serve the site as a key site within the transit network.
3. The Design Guidelines name specific transit and multimodal design incentives, including bifurcation of rent and parking costs.
4. Staff and the applicant team work together to strengthen Condition 10 to include safety as a top priority within development of the trail, prior to taking an updated recommendation to Council.

Next Steps

Next Steps

- City Council Ordinance First Reading – May 9, 2022
- City Council Ordinance Hearing – May 16, 2022

Questions and Discussion

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